

ORDINANCE NO. 010256

Amending Chapter 80, Code of Ordinances, by adding a new section to be known as Section 80-11A0351, rezoning an area of approximately 104.42 acres generally bounded by N. Wabash Avenue and N. Brooklyn Avenue on the east, N.E. 90th Street on the south, Missouri Highway 152 on the south and west, approximately 140 feet east of N. Flora Avenue on the west, and N.E. 95th Street on the north, from District RA (Agricultural) to District R-1a (One-Family Dwellings). (12515-P)

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section A. That Chapter 80, Code of Ordinances of the City of Kansas City, Missouri, 1996, commonly known as the Zoning Ordinance, is hereby amended by enacting a new section to be known as Section 80-11A0351, rezoning an area of approximately 104.42 acres generally bounded by N. Wabash Avenue and N. Brooklyn Avenue on the east, N.E. 90th Street on the south, Missouri Highway 152 on the south and west, approximately 140 feet east of N. Flora Avenue on the west, and N.E. 95th Street on the north, from District RA (Agricultural) to District R-1a (One-Family Dwellings), said section to read as follows:

Section 80-11A0351. That an area legally described as:

TRACT 1: A tract of land located in the East Half of Section 1, Township 51 West, Range 33 North, of the Fifth Principal Meridian, Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the southwest corner of the Northeast Quarter of said Section 1; thence South 87°42'16" East along the south line of the Northeast Quarter of said Section 1, a distance of 108.72 feet to the point of beginning of the tract of land to be described; thence North 24°58'09" East, a distance of 244.90 feet; thence on a curve to the left, tangent to the last described course, having a radius of 1830.45 feet and an arc distance of 1069.80 feet to a point on the north line of the Southwest Quarter of the Northeast Quarter of said Section 1; thence South 88°36'08" East along said north line, a distance of 329.56 feet; thence South 00°40'32" West, a distance of 760.00 feet; thence South 88°36'08" East, a distance of 610.00; thence South 00°40'32" West along a line parallel and 30.00 feet from the east line of the Southwest Quarter of the Northeast Quarter of said Section 1, a distance of 530.20 feet to a point on the north line of the Southeast Quarter of said Section 1; thence South 87°42'16" East along said north line, a distance of 1111.68 feet; thence South 00°44'25" East, a distance of 1295.23 feet; thence North 87°47'52" West, a distance of 1116.57 feet; thence South 02°12'08" West, a distance of 20.00 feet to a point on the south line of the North Half of said Southeast Quarter; thence North 87°47'52" West along said south line, a distance of 331.70 feet to a point on the north right of way line of Missouri Highway 152, as now established; thence North 27°57'39" West along said north right of way line, a distance of 666.67 feet; thence North 58°25'22" West continuing along said north right of way line, a distance of 517.14 feet; thence North 61°49'13" West continuing along said north right of way line, a distance of 244.50 feet; thence North 66°26'37" West continuing along said north right of

way line, a distance of 1.66 feet; thence North 00°45'53" East along a line parallel to and 1.40 feet from the west line of the Southeast Quarter of said Section 1, a distance of 138.26 feet; thence North 24°58'09" East, a distance of 261.66 feet to the point of beginning. Contains 3,346,344 square feet or 76.82 acres, more or less.

TRACT 2: A tract of land located in the North Half of Section 1, Township 51 North, Range 33 West of the Fifth Principal Meridian, Kansas City, Clay County, Missouri, being more particularly described as follows: Commencing at the southeast corner of the Northwest Quarter of said Section 1; thence North 87°42'13" West along the south line of said Northwest Quarter, a distance of 108.03 feet to the point of beginning of the tract of land to be described; thence continuing North 87°42'13" West along said south line, a distance of 502.71 feet; thence North 00°12'50" East, a distance of 1795.45 feet to the southwest property corner of King of Kings Lutheran Church, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof, said point also being on the east line of Willow Brooke 6th Plat, a subdivision in Kansas City, Clay County, Missouri, according to the recorded plat thereof; thence South 89°26'42" East, a distance of 520.62 feet; thence South 34°08'42" East, a distance of 172.10 feet; thence South 11°01'20" East, a distance of 459.93 feet; thence on a curve to the right, tangent to the last described course, having a radius of 1695.45 feet and an arc distance of 1065.03 feet; thence South 24°58'09" West, a distance of 195.03 feet to the point of beginning. Contains 1,202,130 square feet or 27.60 acres, more or less.

is hereby rezoned from District RA (Agricultural) to District R-1a (One-Family Dwellings), all as shown outlined on a map marked Section 80-11A0351, which is attached hereto and made a part hereof, and which is hereby adopted as a part of an amendment to the zoning maps constituting a part of said chapter and as an amendment to Section 80-11 thereof.

Section B. That the Council finds and declares that before taking any action on the proposed amendment hereinabove, all public notices and hearings required by the Zoning Ordinance have been given and had.

I hereby certify that as required by Chapter 80, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

010256

Assistant City Attorney